






For Sale

43 Chatsworth Court, Ashbourne, Derbyshire, DE6 1PF

 **2**

 **1**

 **700 sq ft**

A unique two bedroom second floor retirement apartment which enjoys views. Designed for the over 60's as a retirement complex with communal areas including fabulous gardens.

Guide Price £145,000

Ednaston Park, Ednaston, Ashbourne, Derbyshire, DE6 3FA

sales@bennetsamways.co.uk

01335 818550

www.bennetsamways.co.uk

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BENNET SAMWAYS are delighted to offer for sale this unique two bedroom second floor retirement apartment which enjoys views. Designed for the over 60's as a retirement complex with communal areas including fabulous gardens. A rare opportunity to purchase a two bedroom as the vast majority of apartments just have one bedroom.

The service charge includes a 24 hour emergency call system, house manager, excellent communal lounge with tea and coffee making facilities, laundry and stunning gardens. Chatsworth Court was built in 2003 and also has a lift.

Interior - Stepping in to the apartment, you notice the feel of spaciousness. Boasting 700sq.ft. gross internal area in total. The living room is large, with a fireplace and dining area by the windows. The kitchen is fitted with a range of base and wall mounted units and worktops. An electric hob and oven, space for fridge and freezer. There are two spacious bedrooms. Bedroom two could easily be used as a separate dining room, or even study. There is a bathroom and storage cupboard.

Exterior - Chatsworth Court has a car park and is set in stunning communal grounds with a seating area in the main rear garden. The main reception has a security system for access for peace of mind and the manager's office. Then there is a large communal lounge for socialising and meeting up with friends. The building does also have a spare room for a relative stay over if required. Lastly, a communal laundry room.

Locality - Ashbourne is a historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEGs) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock.

Owner's perspective - This is a warm, comfortable and very easy to heat apartment. It is part of a very nice community with a excellent manager. It has endlessly interesting views on to the outside world. My parents, previously were a long term tenant, were very happy living here.

Agents notes - Council Tax: Derbyshire Dales District Council - Band C

Services: Mains electricity, mains water, mains gas, mains drainage & no current broadband for internet currently set up.

Tenure: Leasehold. 125 years from the 16th May 2003 (106 years remaining). The ground rent is £212.50 paid twice yearly. The service charge is £2,059.46 paid twice yearly which includes maintenance charge, building insurance, complex manager, gardening and outside lighting. A requirement is a minimum age of 60.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

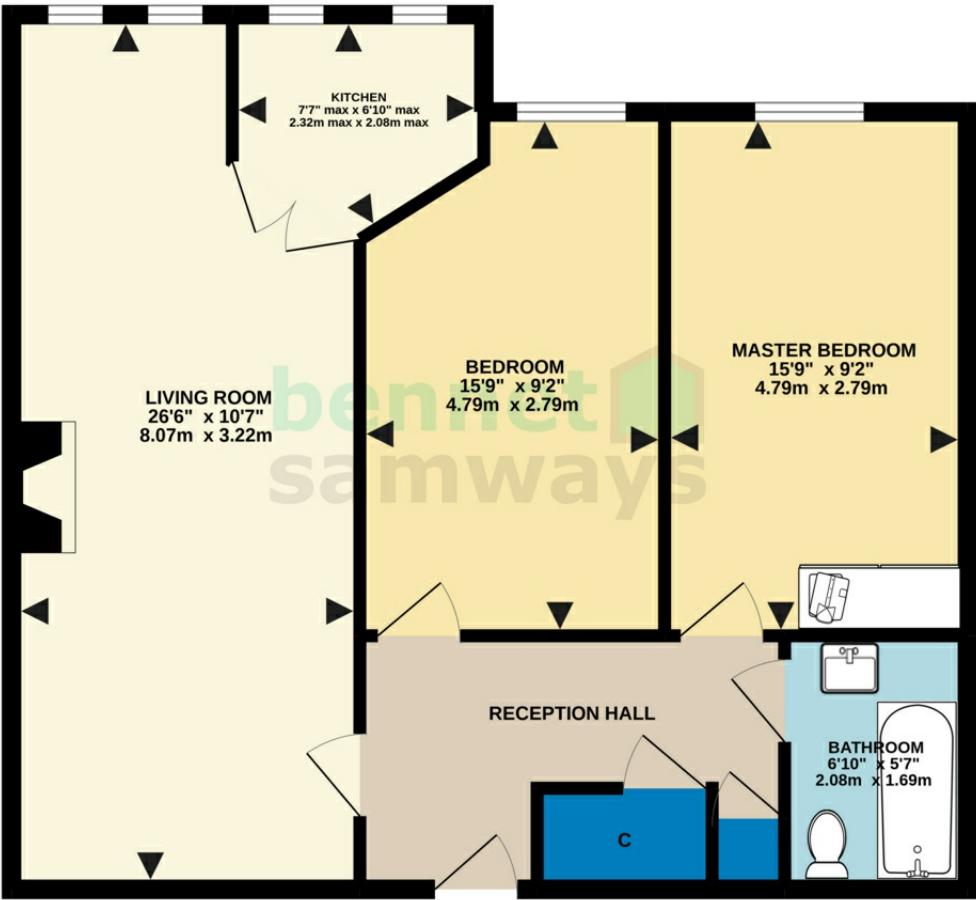




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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